



City of San Antonio

Department of Development Services

March 12, 2008

Mr. Vance Weynand, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **The Preserve at Medina River**

MDP # 034-07

Dear Mr. Weynand,

The City Staff Development Review Committee has reviewed **The Preserve at Medina River** Master Development Plan **M.D.P. # 034-07**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Bexar County approves with the following condition:

The following improvements shall be provided by the developer prior to completion of the subdivisions within this project:

- Access to State Hwy 16 shall be mandated by the Texas Department of Transportation.
- Traffic Controls shall be provided as warranted and installed according standards of the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County and/or TXDOT.
- A left turn lane(s) on the westbound lanes of Watson Road shall be installed according to the standards of the Texas Roadway Design Manual and shall be inspected and approved by Bexar County.

If you have any further questions, please contact Adam Chavarria at (210) 207-8265.

Development Services approves with the following condition:

The Preserve at the Medina River Master Plan/Flex Development Plan is subject to the Development Agreement entered into to be effective as of January 2006 by the City of San Antonio, Bexar County, Texas, Presto Tierra, LTD., Presto Commercial #2, LLC. and Crosswinds at South Lake, L.P., a Texas Limited Partnership.

If you have any further questions, please contact Richard Carrizales at (210) 207-8050.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of approval unless eight percent of the net area of the project or twenty acres is approved with a final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

96557

AN ORDINANCE

PROVIDING FOR THE EXTENSION OF THE SAN ANTONIO CITY LIMITS BY THE LIMITED PURPOSE ANNEXATION OF APPROXIMATELY 8,358 ACRES OF LAND KNOWN AS THE SOUTHSIDE STUDY AREA 1 PROPERTY; ESTABLISHING AN EFFECTIVE DATE AND ADOPTING A REGULATORY PLAN FOR SUCH AREA.

* * * * *

WHEREAS, on the 5th day of September, 2002, and the 12th day of September, 2002, the City Council of the City of San Antonio held public hearings on the proposed annexation for limited purposes of approximately 8,358 acres of land known as the Southside Study Area 1 Property situated outside of, but immediately adjacent to the current corporate limits, and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above mentioned public hearings was published in the San Antonio Commercial Recorder on August 23, 2002 a newspaper having general circulation in the City of San Antonio, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, notice of the above mentioned public hearings was published on August 23, 2002, on the internet web site maintained by the City of San Antonio in accordance with state statutes; and

WHEREAS, the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of San Antonio, Texas is in excess of 1,144,000 inhabitants, and the areas to be annexed lie within the extraterritorial jurisdiction of the City of San Antonio, Texas, and lie adjacent to and adjoins the City of San Antonio, Texas; and

WHEREAS, after considering public comment and further study of the effect of the proposals on the area involved, the City Council hereby finds that the additions to the previously published regulatory plan are necessary to clarify the application of the regulatory plan to the land and territory which is annexed for limited purposes; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The land and territory lying outside of, but adjacent to and adjoining the City of San Antonio, known as Southside Study Area 1 Property, more particularly described as that portion of the described tract of land in **Exhibit "A"**, attached hereto and incorporated herein as if set out verbatim for all purposes, is hereby added and annexed to the City of San Antonio, Texas, for limited purposes of extending certain planning, zoning, and health and safety ordinances. Said territory as described shall hereafter be included within the boundary limits of said city, and the present boundary limits of said city, at the various points contiguous to the area described in **Exhibit "A"**, are altered and amended so as to include said area within the corporate limits of the City of San Antonio, Texas.

SECTION 2. The land and territory known as the Southside Study Area 1 Property which is annexed hereby for limited purposes shall be a part of the City of San Antonio, Texas and the property, the residents and landowners thereof shall be subject to and enjoy the rights conferred by Chapter 43, Subchapter F, Limited Purpose Annexations of the Texas Local Government Code and the provisions of this ordinance.

SECTION 3. A regulatory plan applicable to the property described in **Exhibit "A"**, is hereby adopted and the implementation of said plan is hereby authorized. Such plan is attached hereto and incorporated herein as if set out verbatim for all purposes as **Exhibit "B"**.

SECTION 4. In accordance with Section 35-307(a) of the City of San Antonio Unified Development Code, this property shall be zoned as "DR"-Development Reserve, for land use purposes.

SECTION 5. A subsequent ordinance shall designate and assign the land and territory to City Council district or districts as provided by the Charter of the City of San Antonio which designation shall be effective upon the effective date of the annexations.

SECTION 6. The land and territory shall be annexed for full purposes within three years from the effective date hereof.

SECTION 7. This ordinance shall be effective from and after **January 5, 2003**.

PASSED AND APPROVED this 10th day of October, 2002.
(First Reading)



M A Y O R

EDWARD D. GARZA

ATTEST:


CITY CLERK

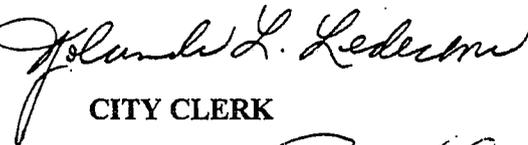
PASSED AND APPROVED this 21st day of November, 2002.
(Second Reading)



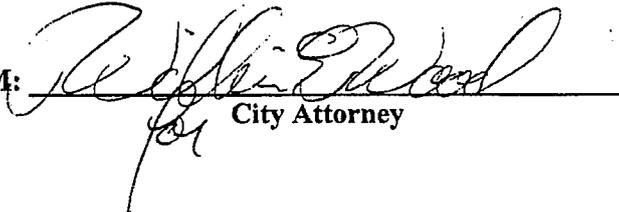
M A Y O R

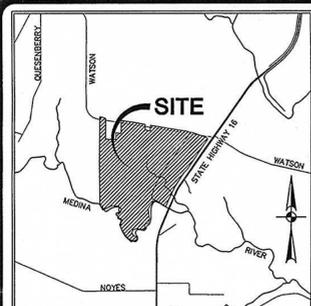
EDWARD D. GARZA

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


City Attorney

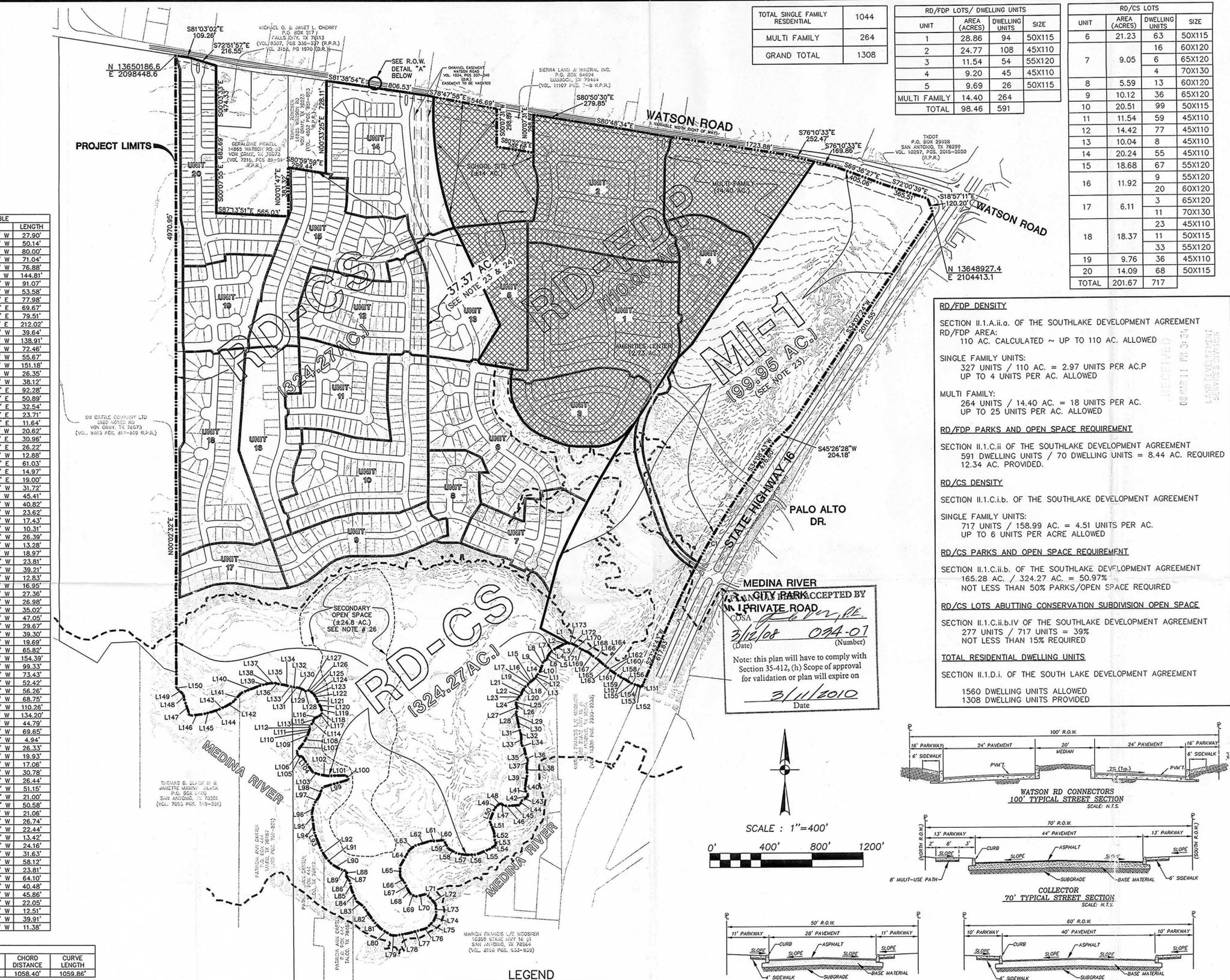


LOCATION MAP N.T.S.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 72°49'05" W	17.87	L88	N 01°02'44" W	27.80
L2	S 67°14'48" W	37.37	L89	N 73°44'52" W	50.14
L3	S 60°58'06" W	97.03	L90	N 58°55'01" W	80.00
L4	S 41°29'52" W	26.22	L91	N 40°27'08" W	71.04
L5	S 33°18'12" W	36.69	L92	N 30°26'38" W	76.88
L6	S 04°51'30" E	17.35	L93	N 21°11'50" W	144.81
L7	S 64°35'00" W	38.30	L94	N 06°36'45" W	91.07
L8	S 12°19'52" W	33.02	L95	N 03°05'19" W	53.58
L9	S 18°34'32" W	49.35	L96	N 13°18'07" E	77.98
L10	S 37°28'17" W	26.19	L97	N 34°12'40" E	69.67
L11	S 60°55'42" W	14.87	L98	N 21°30'20" E	79.51
L12	S 00°22'16" E	23.68	L99	N 74°11'21" E	212.02
L13	N 87°49'28" W	10.53	L100	N 27°45'35" W	39.64
L14	S 47°02'36" W	29.70	L101	N 86°27'02" W	138.91
L15	S 51°36'17" W	14.14	L102	N 81°10'04" W	72.46
L16	S 61°35'43" W	14.43	L103	N 71°20'44" W	55.67
L17	S 30°33'10" W	16.53	L104	N 34°12'28" W	151.18
L18	S 53°25'15" W	21.72	L105	N 87°10'14" W	26.35
L19	S 36°41'04" W	16.02	L106	N 28°57'56" W	38.12
L20	S 35°07'36" W	36.71	L107	N 39°05'55" E	92.28
L21	S 15°05'08" W	27.16	L108	N 28°42'15" E	50.89
L22	S 60°33'17" W	17.40	L109	N 23°42'22" W	12.88
L23	S 43°05'11" W	18.04	L110	N 19°27'23" E	23.71
L24	S 23°53'54" W	30.28	L111	N 23°43'28" E	11.64
L25	S 08°23'18" W	18.16	L112	N 16°27'15" W	20.82
L26	S 18°06'08" E	23.89	L113	N 46°14'14" E	30.98
L27	S 05°56'22" E	16.81	L114	N 27°18'22" E	26.22
L28	S 12°23'12" W	43.54	L115	N 03°30'07" W	12.88
L29	S 18°04'52" E	28.35	L116	N 62°37'08" E	61.03
L30	S 11°17'52" E	88.07	L117	N 46°30'01" E	14.97
L31	S 16°47'12" E	31.91	L118	N 03°28'48" E	19.00
L32	S 14°36'41" E	22.40	L119	N 08°50'22" W	31.72
L33	S 01°52'28" E	74.19	L120	N 30°16'01" W	45.41
L34	S 41°05'13" E	31.97	L121	N 21°52'23" W	40.82
L35	S 12°31'43" E	73.95	L122	N 83°30'33" W	12.88
L36	S 29°43'30" E	30.51	L123	N 26°01'26" W	17.43
L37	S 16°59'57" W	37.58	L124	N 74°19'32" W	10.31
L38	S 02°35'02" E	77.89	L125	N 44°35'06" W	26.39
L39	S 11°02'40" W	55.94	L126	N 74°50'10" W	13.28
L40	S 08°20'23" W	63.51	L127	S 53°50'11" W	18.97
L41	S 34°30'14" E	44.41	L128	N 53°45'56" W	23.91
L42	S 21°51'13" W	23.73	L129	N 68°42'08" W	39.21
L43	S 62°53'38" W	43.10	L130	N 71°22'02" W	12.83
L44	S 25°08'47" W	43.33	L131	S 84°59'41" W	16.85
L45	S 85°42'28" W	87.51	L132	N 71°47'37" W	27.36
L46	N 86°50'12" W	37.46	L133	N 81°40'32" W	26.98
L47	N 53°37'54" W	30.93	L134	N 75°02'58" W	35.02
L48	S 83°02'06" W	23.30	L135	N 81°39'48" W	47.05
L49	S 41°30'40" W	43.07	L136	N 73°39'34" W	29.67
L50	S 20°32'43" W	104.22	L137	S 88°02'00" W	39.30
L51	S 22°05'36" E	93.13	L138	S 82°16'33" W	19.69
L52	S 02°53'46" E	55.34	L139	S 75°45'04" W	65.82
L53	S 16°57'09" W	46.26	L140	S 66°31'42" W	154.39
L54	S 54°45'11" W	56.38	L141	S 51°57'02" W	69.33
L55	S 67°35'26" W	120.45	L142	S 59°58'30" W	73.43
L56	S 88°33'29" W	79.32	L143	S 65°35'22" W	52.42
L57	N 80°49'50" W	72.11	L144	S 72°00'03" W	56.26
L58	N 60°56'47" W	78.33	L145	S 74°32'17" W	68.75
L59	N 27°23'19" W	76.26	L146	S 83°23'04" W	110.28
L60	N 83°01'33" W	56.43	L147	N 18°51'16" W	134.20
L61	S 88°43'25" W	52.43	L148	N 12°41'10" W	44.79
L62	S 73°18'41" W	123.88	L149	N 47°41'42" W	69.65
L63	S 53°43'37" W	56.02	L150	N 44°05'48" W	4.94
L64	S 29°14'01" W	146.54	L151	S 28°55'24" W	26.33
L65	S 00°28'13" W	84.05	L152	N 60°10'25" W	19.93
L66	S 38°38'37" E	62.04	L153	N 68°33'31" W	17.08
L67	S 29°14'08" E	59.00	L154	N 73°12'20" W	39.78
L68	S 30°20'20" E	32.10	L155	N 65°51'58" W	26.44
L69	S 58°31'31" E	48.19	L156	N 55°05'59" W	51.15
L70	N 76°28'07" E	85.43	L157	N 73°03'57" W	21.00
L71	S 48°58'04" E	54.71	L158	N 53°39'00" W	50.58
L72	S 38°20'31" E	58.10	L159	N 63°31'41" W	21.08
L73	S 02°11'27" E	80.90	L160	N 52°26'15" W	26.74
L74	S 21°59'52" W	49.82	L161	N 62°25'56" W	22.44
L75	S 43°05'28" W	76.04	L162	N 24°08'20" W	13.42
L76	S 69°30'35" W	37.73	L163	N 58°09'32" W	24.16
L77	S 75°20'16" W	113.67	L164	N 48°52'48" W	31.63
L78	S 79°51'36" W	105.23	L165	N 47°16'40" W	58.12
L79	N 84°54'40" W	34.89	L166	N 61°07'47" W	23.81
L80	N 57°57'40" W	98.05	L167	N 50°54'53" W	64.10
L81	N 43°27'58" W	74.37	L168	N 65°52'58" W	40.48
L82	N 34°50'21" W	147.81	L169	N 63°02'13" W	45.86
L83	N 53°31'38" W	68.07	L170	N 44°36'58" W	22.05
L84	N 23°25'13" W	97.11	L171	N 64°08'51" W	12.51
L85	N 11°33'13" W	65.75	L172	N 64°19'09" W	39.91
L86	N 35°34'02" W	54.94	L173	S 73°16'58" W	11.38
L87	N 40°11'23" E	10.46			

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
CT	5829.65	109°25'00"	S 28°56'13" W	1058.40'	1059.86'

DWELLING UNIT SUMMARY	
LOT SIZE	NO. OF LOTS/DWELLING UNITS
45X110	411
50X115	163
55X120	361
60X120	49
65X120	45
70X130	15
MULTI FAMILY	264
TOTAL	1308



TOTAL SINGLE FAMILY RESIDENTIAL	1044
MULTI FAMILY	264
GRAND TOTAL	1308

RD/FDP LOTS/DWELLING UNITS			
UNIT	AREA (ACRES)	DWELLING UNITS	SIZE
1	28.86	94	50X115
2	24.77	108	45X110
3	11.54	54	55X120
4	9.20	45	45X110
5	9.69	26	50X115
MULTI FAMILY	14.40	264	
TOTAL	98.46	591	

RD/CS LOTS			
UNIT	AREA (ACRES)	DWELLING UNITS	SIZE
6	21.23	63	50X115
7	9.05	16	60X120
8	5.59	13	65X120
9	10.12	36	65X120
10	20.51	99	50X115
11	11.54	59	45X110
12	14.42	77	45X110
13	10.04	8	45X110
14	20.24	55	45X110
15	18.68	67	55X120
16	11.92	9	55X120
17	6.11	3	65X120
18	18.37	11	50X115
19	9.76	36	45X110
20	14.09	68	50X115
TOTAL	201.67	717	

- NOTE:
- THE PRESERVE AT MEDINA RIVER MASTER DEVELOPMENT PLAN / FLEX DEVELOPMENT PLAN IS SUBJECT TO THIS DEVELOPMENT AGREEMENT ENTERED INTO TO BE EFFECTIVE AS OF THE 5TH DAY OF JANUARY, 2008, BY AND BETWEEN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PRESTO TIERRA, LTD., PRESTO COMMERCIAL #2, LLC, AND CROSSWINDS AT SOUTH LAKE, L.P., A TEXAS LIMITED PARTNERSHIP.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - THE PROPERTY IS WITHIN CITY OF SAN ANTONIO LIMITED ANNEXATION AREA.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - SANITARY SEWER SERVICE WITH SAN ANTONIO WATER SYSTEM.
 - GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
 - TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
 - CABLE T.V. TO BE PROVIDED BY AT&T.
 - ALL STREETS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
 - ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 16, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS AND LOCAL TYPE "B" (MINIMUM 60 AND 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-3119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
 - ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
 - THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE (LOCATION OR ALIGNMENT) AT THE TIME OF PLATTING. AS LONG AS CHANGE DOES NOT AFFECT THE CONNECTIVITY RATIO AS APPROVED. (UDC SECTION 35-506(E)(1))
 - LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
 - THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DESIGN DOES NOT MEET THE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
 - A TRAFFIC IMPACT ANALYSIS TITLED THE PRESERVE AT MEDINA RIVER LEVEL 3 T.I.A. WAS SUBMITTED WITH THIS M.D.P.
 - THE PRESERVE AT MEDINA RIVER MASTER DEVELOPMENT PLAN / FLEX DEVELOPMENT PLAN IS SUBJECT TO SECTION 35-310.18(1)(3) PETROLEUM AND NATURAL GAS EXTRACTION AND PRODUCTION OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - PRESTO PROPERTIES LTD. IS THE OWNER OF THE ENTIRE 535.22 AC TRACT.
 - SEE SHEET 2 OF 3 FOR OPERATIONS DRILL SITES.
 - SECTION II.1.D.V. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT FOR THE MEDINA RIVER STATES: A BIKE/PEDESTRIAN TRAIL NETWORK SHALL BE CONSTRUCTED SO AS TO ALLOW ACCESS WITHIN SOUTH LAKE TO THE ONE-HUNDRED (100)-YEAR FLOOD PLAIN OF THE MEDINA RIVER, AS PUBLISHED BY FEMA AS OF THE DATE THIS AGREEMENT IS APPROVED BY THE CITY COUNCIL. SUCH NETWORK SHALL BE CONSTRUCTED TO CONNECT THE WESTERMOST PROPERTY BOUNDARY OF SOUTH LAKE TO THE EASTERMOST PROPERTY BOUNDARY OF THE SOUTH LAKE ADJOINING STATE HIGHWAY 16, AND SHALL BE DENOTED WITH A PEDESTRIAN EASEMENT AS DESCRIBED BY FIELD NOTES OR ANY M.D.P. INCLUDING SUCH AREA. SUCH BIKE/PEDESTRIAN TRAIL NETWORK SHALL NOT BE CONSTRUCTED IN A MANNER THAT PROHIBITS CONNECTIVITY TO ANY FUTURE PEDESTRIAN TRAIL NETWORK DEVELOPED ALONG THE MEDINA RIVER WITHIN ADJACENT PROPERTIES. HOWEVER, CROSSINGS SHALL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION OF PEDESTRIAN CONNECTIONS ON PROPERTY OUTSIDE THE BOUNDARIES DESCRIBED.
 - ALL CONSERVATION AREAS WITHIN THE CONSERVATION SUBDIVISION OPEN SPACE BUFFER SHALL BE DESIGNATED AS PRIMARY OPEN SPACE EXCEPT THE AREA NOTED AS THE SECONDARY OPEN SPACE (± 24.8 ACRE AREA) AREA OF THE MEDINA RIVER FLOODPLAIN. EARTHEN CHANNEL EXCAVATION AND UTILITY CONSTRUCTION IS ALLOWED WITHIN ALL OPEN SPACE AREAS.
 - PLATTED UNITS WILL NOT EXCEED 125 UNITS PRIOR TO PROVIDING SECONDARY ACCESS IN ACCORDANCE WITH SECTION 35-506(d)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - BIKEWAY FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506(d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BIKEWAY FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BIKEWAY FACILITIES."

RD/FDP DENSITY
SECTION II.1.A.II.G. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
RD/FDP AREA: 110 AC. CALCULATED ~ UP TO 110 AC. ALLOWED

SINGLE FAMILY UNITS:
327 UNITS / 110 AC. = 2.97 UNITS PER AC.
UP TO 4 UNITS PER AC. ALLOWED

MULTI FAMILY:
264 UNITS / 14.40 AC. = 18 UNITS PER AC.
UP TO 25 UNITS PER AC. ALLOWED

RD/FDP PARKS AND OPEN SPACE REQUIREMENT
SECTION II.1.C.II. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
591 DWELLING UNITS / 70 DWELLING UNITS = 8.44 AC. REQUIRED
12.34 AC. PROVIDED.

RD/CS DENSITY
SECTION II.1.C.IB. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
SINGLE FAMILY UNITS:
717 UNITS / 158.99 AC. = 4.51 UNITS PER AC.
UP TO 6 UNITS PER ACRE ALLOWED

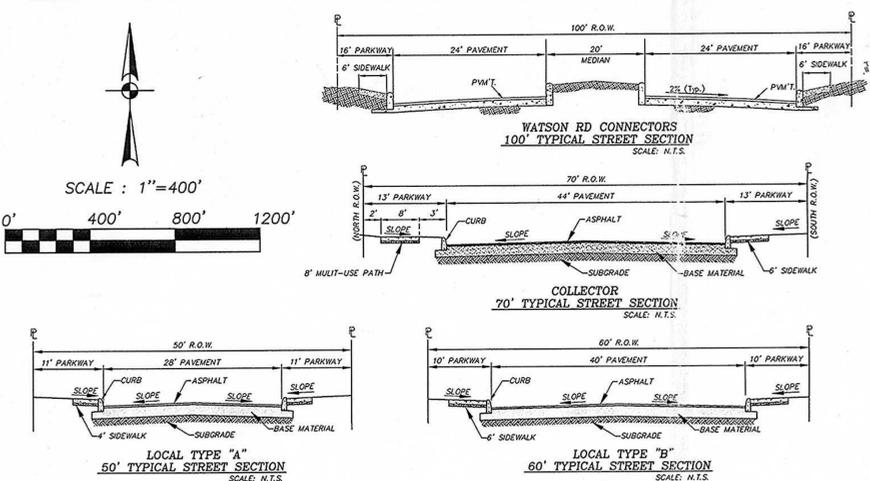
RD/CS PARKS AND OPEN SPACE REQUIREMENT
SECTION II.1.C.IB. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
165.28 AC. / 324.27 AC. = 50.97%
NOT LESS THAN 50% PARKS/OPEN SPACE REQUIRED

RD/CS LOTS ABUTTING CONSERVATION SUBDIVISION OPEN SPACE
SECTION II.1.C.IV. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
277 UNITS / 717 UNITS = 39%
NOT LESS THAN 15% REQUIRED

TOTAL RESIDENTIAL DWELLING UNITS
SECTION II.1.D.I. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
1560 DWELLING UNITS ALLOWED
1308 DWELLING UNITS PROVIDED

PRIVATE ROAD
3/12/08 034-07
(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 3/11/2010 Date



LAND USE	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY	SCHOOL	AMENITIES CENTER	OPEN SPACE	TOTAL AC.
MI-1	N/A	N/A	N/A	N/A	N/A	99.95
RD-FDP	69.01	14.65	±14	2.73	9.61	110.00
RD-CS	158.99	N/A	N/A	N/A	165.28	324.27
					TOTAL AC.	534.22

DEVELOPER/OWNER:
PRESTO PROPERTIES LTD.
103 BILTMORE SUITE 210
SAN ANTONIO, TEXAS 78213
PHONE: (210) 366-1466
FAX: (210) 366-1901

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-8300

ACKNOWLEDGED BY:
[Signature]
PAPE-DAWSON ENGINEERS, INC.
OWNER

MDP PLAN NO.: 034-07

PAPE-DAWSON ENGINEERS

THE PRESERVE AT MEDINA RIVER

MASTER DEVELOPMENT PLAN / FLEX DEVELOPMENT PLAN

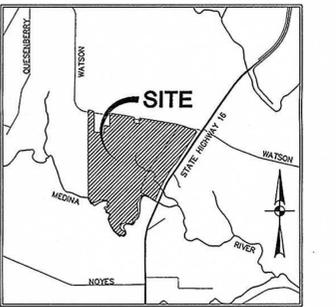
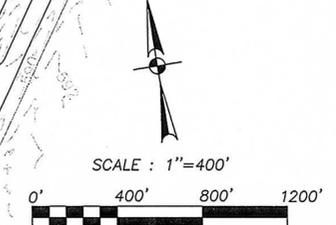
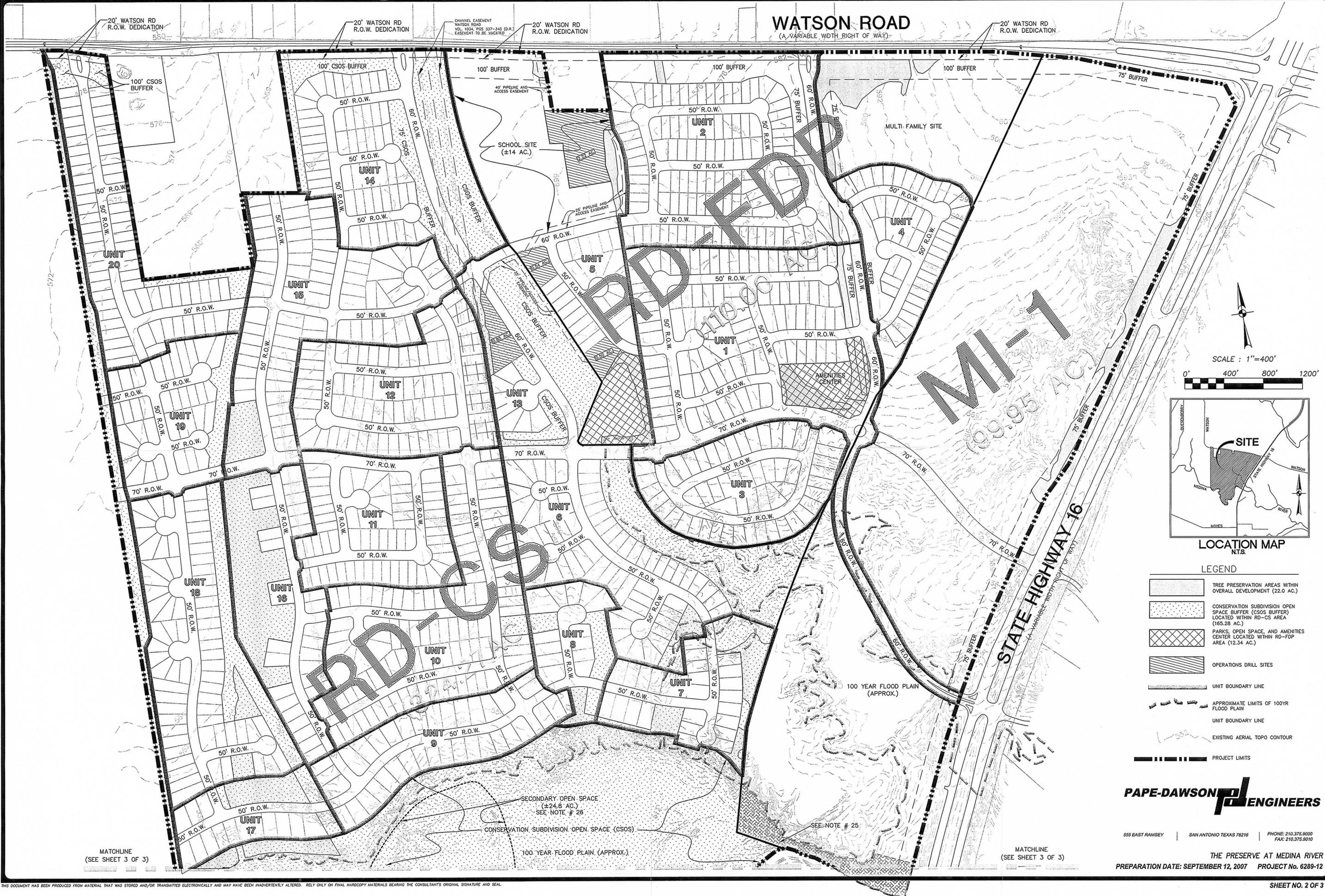
A 534.22 ACRE, OR 23,199,987 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 314.189 ACRE TRACT RECORDED IN VOLUME 9950, PAGES 1763-1766 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALL OF A CALLED 50.457 ACRE TRACT RECORDED IN VOLUME 10384, PAGES 107-109 OF THE OFFICIAL PUBLIC RECORD OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALL OF A CALLED 990 ACRE TRACT RECORDED IN VOLUME 10571, PAGES 1809-1810 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY TEXAS, ALL OF A CALLED 84.129 ACRE TRACT RECORDED IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 40 ACRE TRACT RECORDED IN VOLUME 7233, PAGES 705-707 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296 AND THE IGNACIO PEREZ SURVEY, ABSTRACT 13, COUNTY BLOCK 4297.

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WATSON ROAD

(A VARIABLE WIDTH RIGHT OF WAY)



LEGEND

[Stippled pattern]	TREE PRESERVATION AREAS WITHIN OVERALL DEVELOPMENT (22.0 AC.)
[Dotted pattern]	CONSERVATION SUBDIVISION OPEN SPACE BUFFER (CSOS BUFFER) LOCATED WITHIN RD-CS AREA (165.28 AC.)
[Cross-hatched pattern]	PARKS, OPEN SPACE, AND AMENITIES CENTER LOCATED WITHIN RD-FDP AREA (12.34 AC.)
[Diagonal lines]	OPERATIONS DRILL SITES
[Solid line]	UNIT BOUNDARY LINE
[Dashed line]	APPROXIMATE LIMITS OF 100YR FLOOD PLAIN
[Thin solid line]	UNIT BOUNDARY LINE
[Dotted line]	EXISTING AERIAL TOPO CONTOUR
[Thick dashed line]	PROJECT LIMITS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

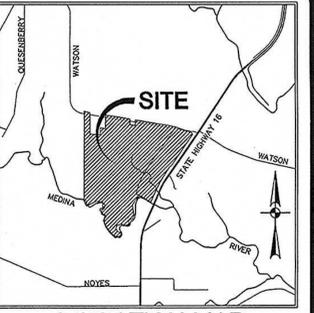
THE PRESERVE AT MEDINA RIVER
 PREPARATION DATE: SEPTEMBER 12, 2007 PROJECT No. 6289-12

MATCHLINE
 (SEE SHEET 3 OF 3)

MATCHLINE
 (SEE SHEET 3 OF 3)

Date: Mar 07, 2008, 11:41am User: J. W. Wayland
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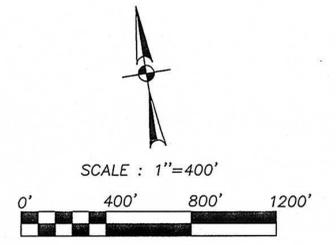
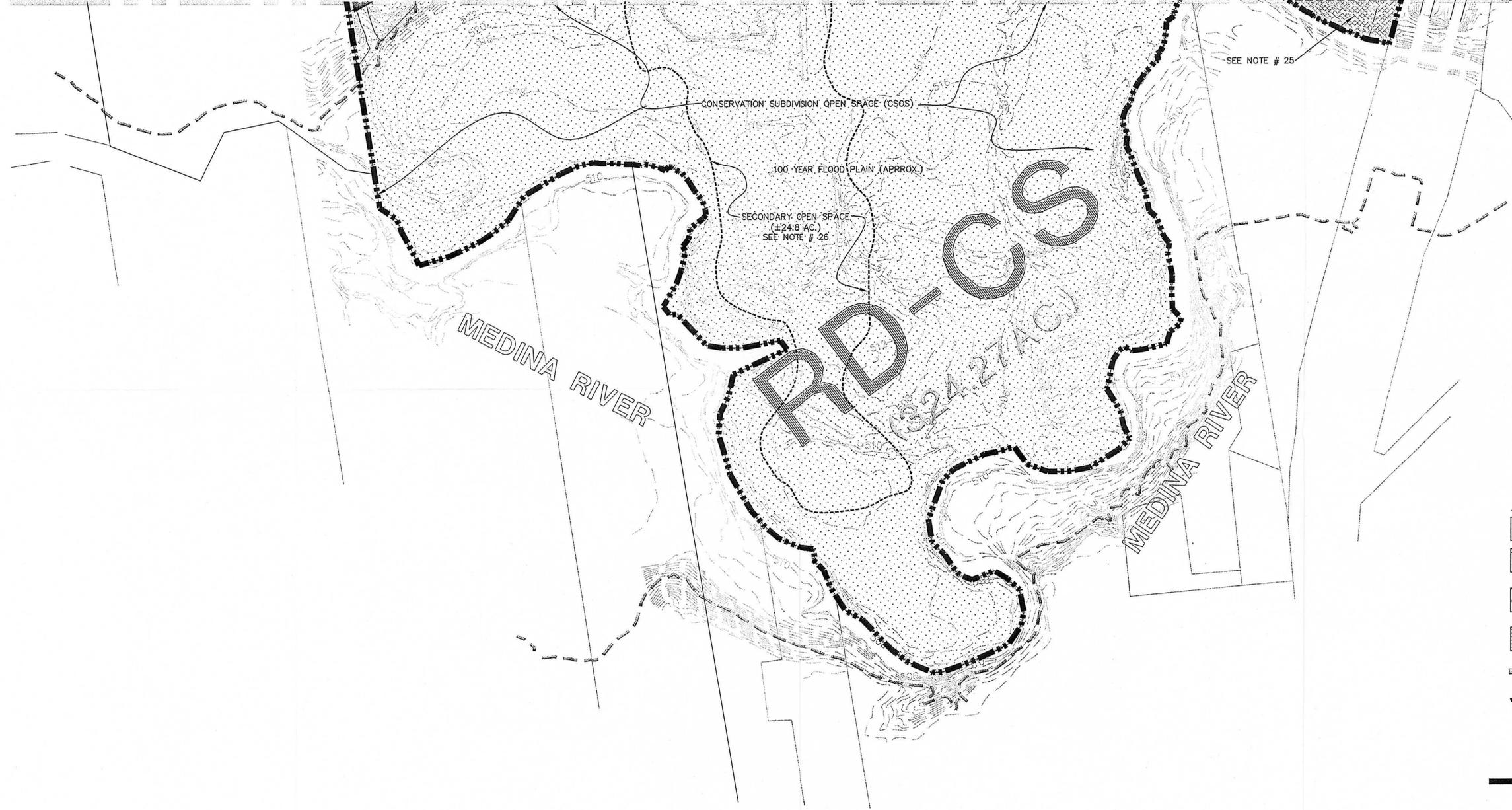
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LOCATION MAP
N.T.S.

MATCHLINE
(SEE SHEET 2 OF 3)

MATCHLINE
(SEE SHEET 2 OF 3)



LEGEND

- TREE PRESERVATION AREAS WITHIN OVERALL DEVELOPMENT (22.0 AC.)
- CONSERVATION SUBDIVISION OPEN SPACE BUFFER (CSOS BUFFER) LOCATED WITHIN RD-CS AREA (165.28 AC.)
- PARKS, OPEN SPACE, AND AMENITIES CENTER LOCATED WITHIN RD-FDP AREA (12.34 AC.)
- OPERATIONS DRILL SITES
- UNIT BOUNDARY LINE
- APPROXIMATE LIMITS OF 100YR FLOOD PLAIN
- UNIT BOUNDARY LINE
- EXISTING AERIAL TOPO CONTOUR
- PROJECT LIMITS



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
FAX: 210.375.9010

THE PRESERVE AT MEDINA RIVER
PREPARATION DATE: SEPTEMBER 12, 2007 PROJECT No. 6289-12

Order No. 07-0908 11-16-08 User ID: Weymond
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